

TRANSFER
TAX
PAID

RELEASE DEED

63-171

Savings Bank of Maine, formerly known as **Gardiner Savings Institution, FSB**, a corporation organized under the laws of the United States of America with a place of business in Gardiner, County of Kennebec and State of Maine, for consideration paid, releases to **Marden Realty, LLP**, a Maine limited liability partnership with a place of business in Lewiston (17-25 Locust Street), County of Androscoggin and State of Maine, certain real property situated in ~~Waterville~~, County of Kennebec and State of Maine, and more particularly bounded and described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situated in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at the northwest corner of the land now or formerly of Simeon Cole at a monument in the easterly line of College Avenue; thence running in a northerly direction on and along the easterly line of College Avenue one hundred twenty-five (125) feet to an iron rod in the ground; thence easterly ~~one hundred forty-seven and six tenths (147.6) feet to an iron rod in the ground; thence southerly fifty-seven and six tenths (57.6) feet to an iron monument in the line of real estate now or formerly of said Cole; thence westerly on the line of said Cole's land and land formerly of G.F. Terry one hundred ninety-four (194) feet to the point of beginning.~~

Said above-described premises to be conveyed subject to a right of way thereon over a strip of land ten (10 feet in width as granted and described in the deed of Charles C. Langlois to John H. Gibbs dated December 2, 1926 and recorded in the Kennebec County Registry of Deeds in Book 638, Page 281.

Subject to all municipal liens and encumbrances, including but not limited to real property taxes, whether or not of record in the Kennebec Registry of Deeds. Further subject to all real estate transfer taxes.

For Grantor's source of title reference may be had to the mortgage deed of Panagiotis Kritikos and John P. Kritikos to the Grantor dated July 8, 2005 and recorded in the Kennebec Registry of Deeds in Vol. 8489, Page 215. The Grantor foreclosed said mortgage deed in an action commenced in the Superior Court for Kennebec County in the action docketed as *Savings Bank of Maine vs. Kritikos et al.*, Docket No. RE-2007-71, and pursuant to an

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O'Donnell & Lee

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Order and Judgment of Foreclosure entered by the said Court. This deed is a conveyance of all right, title and interest of the Grantor and all parties to said action and in and to the above property pursuant to 14 M.R.S.A. § 6323.

For purposes of compliance with 14 M.R.S.A. § 6323(1):

Newspaper in which publication occurred: *Central Maine Morning Sentinel*.

Dates of publication: February 3, 10, and 17, 2008.

Sale date: March 7, 2008. [If the public sale was continued from the date reflected in the notice of public sale as printed in such newspaper, such sale was continued in accordance with 14 M.R.S.A. § 6323(1)].

In witness whereof, Savings Bank of Maine has caused this instrument to be executed by David Foster, Its Senior Vice President duly authorized this 10 day of March, 2008.

Witness:

**SAVINGS BANK OF MAINE f/k/a
GARDINER SAVINGS INSTITUTION, FSB**



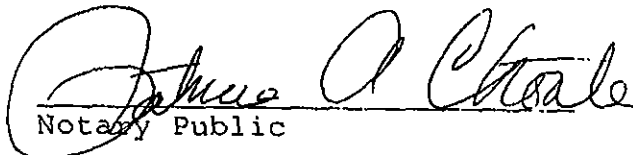
By: David Foster
David Foster
Its Sr. Vice President
duly authorized

State of Maine
Kennebec, ss.

March 10, 2008

Personally appeared the above-named David Foster, Sr. Vice President of Savings Bank of Maine, and acknowledged the foregoing instrument by him signed to be his free act and deed in said capacity and the free act and deed of said corporation.

Before me,


Notary Public

PATRICIA A. CHOATE
Notary Public, Maine
My Commission Expires August 20, 2013



Received Kennebec SS.
04/15/2008 8:56am
Pages 2 Attest:
BEVERLY BUSTIN-HATHWAY
REGISTER OF DEEDS